

City Council
Atlanta, Georgia

06- 0-2302

AN ORDINANCE
BY: ZONING COMMITTEE

Z-06-119
Date Filed: 10-10-06

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **34 and 36 Peachtree Avenue, N. E.** be changed from the RG-2 (Residential General-Sector 2) District to the RG-3 (Residential General-Sector 3) District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 100 of the 17th District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

36 Peachtree Avenue, Atlanta, GA

ALL THAT TRACT AND PARCEL OF LAND LYING AND BEING IN LAND LOT 100 OF THE 17TH DISTRICT, IN FULTON COUNTY, GEORGIA, BEING LOT 14 OF THE SUBDIVISION OF R. R. ARNOLD'S PROPERTY, RECORDED IN PLAT BOOK 9, PAGE 8, FULTON COUNTY GEORGIA RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A HALF INCH REBAR ON THE NORTHERLY RIGHT-OF-WAY LINE OF PEACHTREE AVENUE (A 50' RIGHT-OF-WAY) 1016.13 FEET FROM THE INTERSECTION OF SAID RIGHT-OF-WAY LINE WITH THE EASTERLY RIGHT-OF-WAY LINE OF PEACHTREE ROAD; THENCE, LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF PEACHTREE AVENUE, NORTH 08° 03' 34" EAST, A DISTANCE OF 232.35 FEET TO A HALF INCH REBAR; THENCE SOUTH 82° 43' 44" EAST, A DISTANCE OF 60.25 FEET TO A HALF INCH REBAR; THENCE SOUTH 08° 05' 59" WEST, A DISTANCE OF 230.95 FEET TO A HALF INCH REBAR LOCATED ON THE NORTHERLY RIGHT-OF-WAY LINE OF PEACHTREE AVENUE; THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, NORTH 84° 03' 39" WEST, A DISTANCE OF 60.13 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 0.320 ACRES (13,932 SQUARE FEET) AS SHOWN ON BOUNDARY SURVEY FOR BARBARA FINLEY, PREPARED BY BOUNDARY ZONE, INC, DATED AUGUST 2, 2006.

RECEIVED
OCT 10 2006
Bureau of
Planning

Z-06-119

Boundary Zone, Inc.
4195 South Lee Street, Suite I
Buford, Georgia 30518
(770) 271 - 5772
www.BoundaryZone.com

Project No. 0634102